



**Village of Westmont  
Planning and Zoning Commission  
February, 11, 2015 - Minutes**

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, February 11, 2015 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

**(1) Call to Order**

**In attendance:** Chair Ed Richard, PZ Secretary Wallace Van Buren, Commissioners Steve Fedeczko, Craig Thomas, Janis Bartel, Doug Carmichael, Village Attorney John Zemenak, Village Planner Jill Ziegler.

**Absent:** Commissioner Gregg Pill

**(2) Pledge of Allegiance.**

**(3) Swearing in of testifying attendees and reminder to sign in.**

**(4) Reminder to silence all electronic devices.**

**(5) Approval of Minutes**

**(6) Approval of Minutes of the January 14, 2015 meeting.**

Motion to approve the Minutes of the January 14, 2015 meeting.

Motion: Bartel

Second by: Thomas

**VOTING--Minutes**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

**(7) Old Business**

**REQUEST TO CONTINUE: PZ 14-030 Oak Creek Capital Partners regarding the property located at 515 64th Street, Westmont, Illinois 60559 for the following:**

(A) Map Amendment request to rezone 515 64th Street from R-1, Single Family Detached Residence Zoning District, to R-1A Single Family Detached Residence Zoning District.

(B) Preliminary Plat of Subdivision request to subdivide the subject lot into two (2) buildable lots.  
Motion to continue item PZ 14-030 to the next meeting.

Motion by: Van Buren

Second by: Bartel

#### **VOTING A**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

#### **PZ 15-003      Village of Westmont regarding a Zoning Code and Municipal Code text amendment as follows:**

(A) Amend Chapter 14, Animals of the Municipal Code and Appendix A, Section 4.05 of the Westmont Zoning Code regarding allowing accessory uses of chickens in designated residential and commercial zoning districts, subject to certain regulations.

**PRESENTATION:** Ziegler presented regarding revised text for this amendment. Topics that were discussed were minimum lot size or required distance from property line, 20 ft in rear lot only. Discussed minimum size hen house, they found 5 sq per hen with a maximum of 50 sq ft, with maximum 7ft height. It would not be allowed to have more than 4 hens. They would require \$75 permit and \$25 review fee which is standard. The run area would need to be fenced. They do have a sanitation section which includes no slaughtering anywhere in Village. If there are two violations in one year, the coop would be removed. If there were 3 violations in 5 years they would remove the coop.

**PUBLIC:** None.

#### **COMMISSIONERS:**

Bartel: Asked who would enforce the rules. Reply: Attorney mentioned that they have a code enforcement team which would follow up on these usually by complaint and if in violation they do have language that the team could enforce fines for violations.

Thomas: He understands that the permit would help with inspections but thinks that \$75 for residents is high. He also suggested raising the number of chickens to 6 as type of chicken will produce different egg output results. Suggested \$50 for permit. Reply: it is a standard fee but they could take a recommendation.

Van Buren: Thinks that the motivation for the coop is getting back to nature, not necessarily the cost of eggs.

Fedeczko: Would be in favor of reducing the fee to \$50, would support 4 or 6 hens.

Carmichael: Supports the \$75 fee, and is fine with 6 chickens, but hopes that people considering chicken realizes they are agriculture animals and not pets and you have to attend to them 7 days a week.

Richard: Asked about how many homes would be eligible to have this. Supports 6 hens. Asked about building codes. Suggested \$25 permit and \$25 review and removal of structures if not in use.

Reply: They adjusted the lot minimum to distance from property line instead to allow for more homes to be eligible. Ziegler mentioned that there are no codes applicable as it is not an accessory structure. Supports removal of coop if they do not have chickens.

Consensus of \$50 permit and \$25 review and 6 hens.

### **MOTION**

Motion to recommend to the Village Board of Trustees to approve a Amend Chapter 14, Animals of the Municipal Code and Appendix A, Section 4.05 of the Westmont Zoning Code regarding allowing accessory uses of chickens in designated residential and commercial zoning districts, subject to certain regulations.

Motion by: Bartel

Second by: Fedeczko

### **VOTING**

Van Buren--Yes

Bartel--Yes

Carmichael--No

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

### **New Business**

**PZ 15-004 Hinsdale Bank and Trust regarding the Metra train station property located at 18 West Quincy Street, Westmont, IL 60559 for the following:**

(A) Special Use Permit to operate an automated teller machine (ATM) in the B-1 Limited Business District.

**PRESENTATION:** Requesting to add an ATM machine to the train station on the south side which they feel would be a good location with better access. The location would need to bring electric to the site at the bank expense. Operated by Welsh ATM.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler commented that police have reviewed proposal and have no concerns, the Economic Development committee also approved the proposal and staff would work with company on necessary permits.

### **COMMISSIONER COMMENT:**

Bartel: Supports it, good revenue and ease of use, only questioned the safety being out in open.

Thomas: Supports it.

Van Buren: Supports it.

Fedeczko: What is the footprint of the machine? Response: the housing unit is larger and would be bolted into concrete, 30 x 30 x 7.

Carmichael: No concerns.

Richard: Asked about how it will be adhered to the concrete and if they removed machine would they repair. The attorney replied that reparation is part of the license.

Attorney: Suggested having a receptacle near the machine for receipts to avoid litter on the ground. Richard suggested a built in receptacle. Reply: they would check with Welsh on the machine housing.

#### **FINDINGS OF FACT A:**

(1) Yes-6; No-0

(2) Yes-6; No-0

(3) Yes-6; No-0

(4) Yes-6; No-0

(5) Yes-6; No-0

(6) Yes-6; No-0

(7) Yes-6; No-0

(8) Yes-6; No-0

#### **MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Special Use Permit to operate an automated teller machine (ATM) in the B-1 Limited Business District.

Motion by: Bartel

Second by: Fedeczko

#### **VOTING A**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

**PZ 15-005 Mullane Healy Godley Irish Dance Academy regarding the property located at 212 and 212A East Chicago Avenue, Westmont, IL 60559 for the following:**

(A) Special Use permit request to operate an Irish Dance studio in the B-2 General Business District.

**PRESENTATION:** Gary Healy, artistic director for the academy, shared his credentials including teaching Irish Dancing. They would like to relocate their Elmhurst location to Westmont. The academy

is highly regarded and very decorated, including a world champion. Studio attracts many students from Western Suburbs, the location would be appealing to students. They have signed a 6 year lease, they would be combining both sites. They would hold classes 3 nights per week 4-9pm and one weekend day 10-5pm. Parents would typically drop off students and pick up when class is over. Typically only 1-2 parking spaces would be used. They plan on additional insulation for sound concerns.

**PUBLIC COMMENT:** None.

**STAFF COMMENT:** Ziegler commented that the previous tenant was a dance school and did not have parking concerns over the year but they did think that the dance studio should add the sound baffling.

**COMMISSIONER COMMENT:**

Carmichael: Supports it.

Fedeczko: Supports it, fits area perfectly.

Van Buren: Asked if the school was open. Reply: no the pictures were there Edison location.

Thomas: Supports it.

Bartel: supports it, but mentioned that parking lot does fill with water.

Richard: asked if there would be any retail sales. Reply: they would only sell spirit wear to the clientele not open to the public.

**FINDINGS OF FACT A:**

(1) Yes-6; No-0

(2) Yes-6; No-0

(3) Yes-6; No-0

(4) Yes-6; No-0

(5) Yes-6; No-0

(6) Yes-6; No-0

**MOTION A**

Motion to recommend to the Village Board of Trustees to approve a Special Use permit request to operate an Irish Dance studio in the B-2 General Business District.

Motion by: Van Buren

Second by: Carmichael

**VOTING A**

Van Buren--Yes

Bartel--Yes

Carmichael--Yes

Fedeczko--Yes

Thomas--Yes

Richard--Yes

Motion passed.

**(8) Motion to adjourn.**

Motion by: Thomas

Second by: Van Buren

**Meeting adjourned 7:47pm.**